

P96000010513

January 25, 1996

Secretary of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314

400001701214  
-01/30/96--01053--028  
\*\*\*\*122.50 \*\*\*\*122.50

RE: HOLLY HEIGHTS TOWNHOME ASSOCIATION, INC.

Gentlemen:

Enclosed please find an original and one copy of the Articles of Incorporation, together with check in the amount of \$122.50.

This represents the cost of the filing fees, certified copy of the Articles of Incorporation, and fee for Registered Agent Designation for the above named corporation.

Very truly yours,

*Rita Balbirer*

RITA BALBIRER

HOLLY HEIGHTS TOWNHOME ASSOCIATION, INC.  
1995 E. Oakland Park Blvd. #210  
Ft. Lauderdale, Florida 33306  
Tel: (954) 563-3610

FILED  
96 JAN 29 AM 10:40  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*Called Profit Corp*

GB 2/2/96

FILED

96 JAN 29 AM 10:40

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

HOLLY HEIGHTS TOWNHOME ASSOCIATION, INC.

ARTICLE I - NAME

The name of this corporation is HOLLY HEIGHTS TOWNHOME ASSOCIATION, INC. The principal place of business shall be 1455 Holly Heights Drive, Ft. Lauderdale, Florida 33304, and the mailing address shall be the same.

ARTICLE II - DURATION

This corporation shall have perpetual existence commencing on the date of filing of these Articles of Incorporation with the Secretary of State of the State of Florida.

ARTICLE III - PURPOSE

This corporation is authorized for the purpose of transacting any and all lawful business.

ARTICLE IV - CAPITOL STOCK

This corporation is authorized to issue 500 shares of \$1.00 par value common stock which shall be designated "Common Shares".

ARTICLE V - PRE-EMPTIVE RIGHTS

Every shareholder, upon the sale for cash of any new stock of this corporation shall have the right to purchase his prorata share thereof (as nearly as may be done without the issuance of fractional share) at the price at which it is offered to others.

ARTICLE VI - INITIAL REGISTERED/PRINCIPAL OFFICE AND AGENT

The street address of the initial registered agent of this corporation is 1995 E. Oakland Park Boulevard, Suite 210, Ft. Lauderdale, Florida 33306, and the name of the initial registered agent of this corporation is Mary Beals (954) 563-6211.

ARTICLE VII - INITIAL BOARD OF DIRECTORS

This corporation shall have One (1) director constituting the initial Board of Directors. The number of Directors may be either increased or decreased from time to time by the By-Laws.

The name and address of the initial Board of Directors of this corporation are:

<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
RITA BALBIRER	PRESIDENT	6211-2 Bay Club Drive Ft. Lauderdale, Fl. 33308 TEL: (954) 563-3610
MARY BEALS	TREASURER	1995 E. Oakland Park Blvd. Suite 210 Ft. Lauderdale, Florida 33306 TEL: (954) 563-6211

#### ARTICLE VIII - INCORPORATORS

The name and address of each person signing these Articles is:

<u>NAME</u>	<u>ADDRESS</u>
MARY BEALS	1995 E. Oakland Park Blvd. Suite 210 Ft. Lauderdale, Florida 33306 (954) 563-6211

#### ARTICLE IX - INDEMNIFICATION

The corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.

#### ARTICLE X - AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the shareholders is subject to this reservation.

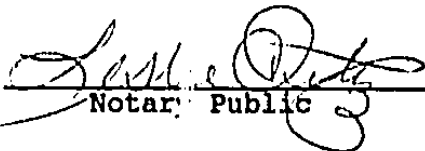
IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation on this 25th day of January, 1996. I hereby accept and am familiar with the duties of being registered agent.

  
\_\_\_\_\_  
MARY BEALS

STATE OF FLORIDA        )  
                                  )        SS:  
COUNTY OF BROWARD     )

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgements, personally appeared MARY BEALS, to me known to be the person described in and who executed the foregoing instrument or who have produced an Illinois I.D. as identification and who did take an oath.

WITNESS my hand and official seal in the county and state aforesaid this 25th day of January, 1996.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

